

SITE LAYOUT TAKEN FROM THRIVE ARCHITECTS
'SITE LAYOUT PARCEL B5' DRAWING REFERENCE
CONS131212.SL_01_B5 REV L

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1. Do not scale.
2. Refer to all other Project Drawings.
3. All adoptable drainage works to be constructed as detailed in
Sewers for Adoption, 7th edition or as stipulated in the Water
Authorities Addendum.
4. All public sewers are to be the subject of a Section 104 agreement
of the Water Industry Act 1991.
5. Invert levels of existing manholes and sewers are to be checked
on site before construction commences and results reported to
engineers.
6. All manhole ironworks to comply with BS EN124, and be stamped
with BSI Kitemark. Covers to suit loading as below;
- Carriageways and Roads - D400
- Driveways and Verges - C250
- Footways and Pedestrian Areas - B125
- Gardens/Landscaping - A15
7. All sewer pipes, up to, and including 225mm are to be vitrified
clay to BS EN255. All sewer pipes 300mm diameter and above to
concrete pipes to BS EN1515.
8. All drainage shall be installed and tested strictly in accordance
with the Manufacturers' printed instructions, BS EN 752, BS EN
1601, Local Water Authority requirements and the Building
Regulations.
9. All bedding shall be Class S unless noted otherwise.
10. All trenches under existing and proposed public highways are to
be backfilled with thoroughly compacted Type 1 granular
sub-base material.
11. Drainage laid beneath roads and areas of vehicular access (car
parking etc) with less than 1200mm of cover shall be encased in
concrete bed and surround with associated movement joints.
Drainage laid beneath paths, footways and pedestrian areas with
less than 500mm of cover shall be similarly treated.
12. Chambers with outgoing pipes greater than 600mm diameter
shall be fitted with guard bars, safety chains or other approved
safety devices.
13. The use of precast concrete products made with sulphate
resisting cement is mandatory, unless a laboratory report proves
such precautions are not necessary.
14. All gully connections to use a minimum diameter pipe of 150mm
and to be surrounded by a minimum of 150mm of grade C8/C10
concrete over its full length (which should not exceed 15m) and
its connection to the carrier system.
15. Trees and shrubs of a large size or heavy canopy with a moderate
or high water demand must not be planted within any sewer
easement.
Gullies within and adjacent to area of site works to be suction
cleaned at commencement and completion of works.
16. 1m deep root barrier of an approved type to be installed
vertically along the back edging kerb of all areas of footway/
demarcation to protect from both proposed and future
plantation.

- KEY
- FOUL STORM PIA Drainage infrastructure
PIA Rising main
Rising main adjustment
Adoptable chambers Type 3/4
Rodding Eye
Private inspection chamber, drain and
invert level, 100mm unless specified
Private yard gully
Precast linear drainage channel
100mm gravel filter drain
Highway gully and 150mmØ
connection
Adjacent Bovis Parcel Drainage

P8	06.24	Street lighting locations updated to as-built	SM	SM
P7	08.23	Street lighting locations updated	LC	SM
P6	01.20	Gravel boundary strips removed and replaced with filter drains and private drainage amended around plot 355	SM	SM
P5	10.19	Pump station layout updated with kiosk added and garden filter drains added	SM	LA
P4	08.19	Additional gravel boundary strips added to gardens and garages	SM	LA
P3	08.19	Shed moved from plot 334 to 339 with paths adjusted to suit, indicative pump station layout added with retaining features adjusted to suit, MH F6 and F7 updated, gullies and linear channels added to drives and gravel margin added to some plots	SM	LA

Rev	Date	Description	Drawn	Checked
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Client

LINDEN HOMES LTD

Project

BOORLEY GREEN

Title
PARCEL B5
DRAINAGE LAYOUT

Status

Scale
1:250 @ A1

Date
APR 2019

Drawn
DS

Checked
SM

Drawing No.
A170-LIN-B5-501

Revision
P8

MH Reference	Easting	Northing	Cover Level	Invert Level	MH Size	DS Pipe Dia	Depth to Soffit
F1	450726.982	114771.031	25.45	24.10	0.6	0.1	1.25
F2	450749.220	114774.460	25.80	23.82	0.6	0.1	1.88
F3	450769.695	114785.350	26.05	23.53	0.6	0.1	2.42
F4	NOT IN USE						
F5	NOT IN USE						
F6	450779.836	114803.077	25.48	23.10	0.6	0.15	2.24
F7	450781.949	114802.613	25.42	23.07	0.6	0.15	2.20
F8	450808.700	114760.833	27.72	25.85	0.6	0.1	1.77
F9	450806.611	114764.823	27.60	25.95	0.6	0.1	1.55
F10	450816.851	114734.691	29.40	27.60	0.6	0.1	1.70
F11	450832.496	114715.197	30.70	29.15	0.6	0.1	1.45
F12	450836.777	114710.763	31.05	29.25	0.6	0.1	1.70
F13	450850.401	114697.765	31.80	29.60	0.6	0.1	2.10
S1	450727.923	114772.539	25.60	24.25	0.6	0.15	1.20
S2	450746.816	114775.453	25.70	24.05	0.6	0.15	1.50
S3	450754.929	114779.841	25.70	23.90	0.6	0.15	1.65
S4	450768.745	114787.270	25.95	23.68	0.6	0.225	2.05
S5	450810.595	114758.724	27.85	26.05	0.6	0.15	1.65
S6	450843.592	114703.648	31.50	29.85	0.6	0.15	1.50
S7	450835.345	114711.670	30.95	28.68	0.6	0.15	2.12
S8	450824.160	114723.986	30.15	28.80	0.6	0.15	1.20
S9	450833.162	114713.835	30.80	28.63	0.6	0.15	2.02